

ARTICLE IV: SUBDIVISION DESIGN STANDARDS

4.1 Environmental Assessment and Suitability of Land

- A. Where land to be subdivided is found by the Planning Board to be subject to the conditions of flooding, improper drainage, severe erosion, slides, or to have other characteristics which pose an ascertainable danger to health, safety, or property, the sub-divider shall provide an professional engineer's report that outlines the measures that will be taken to correct said conditions and to eliminate said dangers. Any findings made by the Planning Board pursuant to this section and the basis for said findings shall be in writing and recorded in the minutes of the Planning Board.
- B. Land to be subdivided is encouraged be laid out and improved in reasonable conformity with the existing topography in order to minimize clearing and grading, cut and fill, and to retain, insofar as possible, the natural contours, reduce storm water runoff, and conserve the natural cover and soil. No topsoil shall be removed from any lots shown on any subdivision plan except for the purpose of improving such lots for development (the footprint of proposed structures and driveways) and for the laying out of streets shown therein. Developers are encouraged to retain a significant number of specimen trees and native species to preserve the natural quality of the existing environment. A specimen tree is a particularly impressive or unusual example of a species due to its size, shade, age, or any other trait that epitomizes the character of the species.

4.2 Lots

- A. The lot size, width, depth, shape, orientation, and building setback lines shall be reasonable for the location of the subdivision and for the type of development and use contemplated shall be sufficient to accommodate proposed utilities, and shall comply with the requirements of the Town of Maggie Valley Zoning Ordinance.
- B. Whenever the Haywood County Watershed Protection Ordinance requires larger lot sizes, the watershed requirements prevail.
- C. When calculating lot size, street right-of-way, and other publicly dedicated areas (excluding easements) shall not be included.
- D. For areas located within a Special Flood Hazard Area, the requirements of the Town of Maggie Valley Flood Damage Prevention Ordinance shall be met.
- E. Lots created through the subdivision process, which are not intended for building purposes shall be so designated and perpetually bound as "not-buildable" unless subsequently released through the development process.

- 1 F. Double-frontage lots shall be avoided wherever possible.
- 2 G. Flag lots, panhandle lots, and other irregular shaped lots shall not be approved by
3 the Subdivision Administrator except in cases where such lots would:
- 4 1. Not be contrary to the purpose of this Ordinance, and
 - 5 2. Heighten the desirability of the subdivision, and
 - 6 3. Where necessary, enable a lot to be served by water and a waste disposal system.

7

8 All flag lots or panhandle lots shall have a minimum road frontage width of 35 feet
9 thereby providing an access strip to the lot. The length of said strip shall not exceed
10 200 feet. Said strip shall not be used to determine lot area or width or setback lines.
11 The maximum number of flag lots shall be one (1) for all subdivisions with twenty (20)
12 lots or less and one (1) per every twenty (20) lots for subdivisions over twenty (20) lots
13 in size.

14

15 **4.3 Cluster Subdivision Design Standards**

16 Cluster subdivisions shall be permitted in only R-1 and R-2 Zoning Districts.

17 **4.3.1 Cluster Subdivision Dimensional Standards**

- 18 A. Property may be subdivided without respect to the minimum lot size required by the
19 Zoning Ordinance for the purpose of clustering development, as defined herein.
- 20 B. Building setbacks on lots in a cluster subdivision shall conform to the Zoning
21 Ordinance. Minimum lot width and lot size shall not apply, except that the total
22 number of clustered lots in the subdivision shall not exceed the total number of lots
23 allowed for single-family detached development in either the underlying Zoning
24 District or the Watershed Overlay District, whichever is more restrictive.
- 25

26 **4.3.2 Water and Sewer for Cluster Subdivisions**

27 All lots created, as part of a cluster subdivision shall have access to a public sanitary
28 sewer system and a public water supply system.

29

30 **4.3.3 Buffering and Open Space for Cluster Subdivisions**

- 31 A. A permanent wooded/vegetative buffer of 50 feet in width shall be maintained around
32 the perimeter of the development.

- 1 B. Common open space created by the cluster subdivisions shall comprise at least 35
2 percent of the total property and shall be located as much as the natural terrain
3 permits in one contiguous area. Common open space is defined as:
- 4 1. A portion of a development site that is permanently set aside for public or private
5 use;
- 6 2. Is held in common ownership by all individual owners within a development or
7 accepted into the Town Parks and Recreation system; and
- 8 3. Restricted from development as provided herein.
- 9 C. Common open space shall not be construed to mean the space between buildings.
10 Common open space may not contain any structures unless explicitly approved by
11 the Planning Board.
- 12 D. If common open space is dedicated to public use, such as to the Town of Maggie
13 Valley, it shall be made available to and accessible to the public. The approval of a
14 cluster subdivision plat does not constitute or affect the acceptance of open space
15 by the Town and shall not be construed to do so. The Board of Aldermen may,
16 however, in its discretion, and by separate resolution, accept any such open space
17 dedication into the Town's Parks and Recreation System.
- 18 E. If common open space is dedicated to private use, an agreement shall be prepared,
19 and recorded with the Final Plat, specifying the ownership and responsibility for
20 maintenance of the open space. Provisions for the perpetual ownership and
21 maintenance of common open space may be accomplished by an agreement with a
22 property owners' association or a land trust, or by other method or means approved
23 by resolution of the Planning Board.

24 25 **4.4 Open Space Requirements**

26 In order to develop a system of quality open spaces and recreation areas throughout
27 the town's planning jurisdiction, the following standards shall apply to all developments
28 (except cluster developments which shall be regulated in accordance with Section 4.3
29 above)

30 **4.4.1 Minimum Open Space Dedication**

- 31 A. For major subdivisions developments with four (4) or more residential lots/dwelling
32 units open space shall be dedicated at a rate of 0.04 acres per lot/dwelling unit.
- 33 B. Open space shall include recreational areas, wooded areas, and environmental open
34 space. Environmental open space is defined as any pervious area set aside for the
35 protection, enhancement, or creation of water quality buffers, wildlife habitat, view
36 corridors, flood hazard mitigation, or similar environmental features and may or may
37 not include public access.

4.4.2 Open Space Access

- A. Public open space and recreation areas, except environmental open space, shall have direct access from public streets.
- B. Public open space and recreation areas, except environmental open space, shall be visible and easily accessible.
- C. All open space and recreation areas, except environmental open space, shall be well buffered from moving vehicles.

4.4.3 Open Space Ownership

- A. Required open space and recreation areas may be publicly or privately owned.
- B. If common open space is dedicated to public use-- such as to the Town of Maggie Valley, or any other public entity-- it shall be made available to and accessible to the public. The approval of a subdivision plat does not constitute or effect the acceptance of open space by the Town and shall not be construed to do so. The Board of Aldermen may, however, in its discretion, and by separate resolution, accept any such open space dedication into the Town's Parks and Recreation System.
- C. If common open space is dedicated to private use, an agreement shall be prepared, and recorded with the final plat, specifying the ownership and responsibility for maintenance of the open space. Provisions for the perpetual ownership and maintenance of common open space may be accomplished by an agreement with a property owners' association or a land trust, or by other method or means approved by resolution of the Planning Board.

4.5 Street Standards

4.5.1 General Provisions

- A. If the tract to be subdivided is located on both sides of an existing, recorded private right-of way that contains an existing private road, the applicant shall be required to upgrade the portions of the existing private road which are contained on the tract that is being subdivided to meet the road standards found in this Section.
- B. It should be understood that all roads proposed to be public must originate as private roads until there is formal dedication and acceptance by the town.
- C. Private roads are allowed, if designed and constructed to meet public street standards.
- D. The applicant shall determine at the time of application if the subdivision roads are to be public, private or a combination of both types.

4.5.2 Right-of-Way Access

- A. All subdivision lots must abut on a private or public street right-of-way. The right-of-way shall, for public roads, meet or exceed the minimum width specified in the state road standards or, for private roads, the minimum width specified in Table 4-1 and must be capable of supporting a road. The right-of-way standards apply within the boundaries of the property being developed.
- B. Proposed subdivisions which abut an existing or recorded public or private right-of-way which do not meet the minimum width requirements of this chapter shall be required to provide additional rights-of-way to conform to the ordinance standards to the maximum extent possible, as provided below. The applicant shall provide up to one-half (1/2) of the required right-of-way measured from the centerline of the existing right-of-way. If the subdivision is located on both sides of the existing road right-of-way, then the full right-of way requirement shall be required.
- C. Access to a proposed subdivision through another jurisdiction shall meet or exceed all right of-way requirements herein. Exceptions to the state road standards for right-of-way or the right-of-way standards shown in Table 4-1, whichever is applicable, may be provided for lots in conservation areas and for planned unit developments, but the exceptions must be specifically approved by the Planning Board.

4.5.3 Town Street System Requirements

- A. All roads considered for addition to the Town Street System must be located within the Town Limits.
- B. Streets must meet all minimum construction and design standards. Streets that have received deviations from the street construction and design standards may not be eligible for admission into the Town Street System.
- C. Development within a masterplan (phased development) subdivision must be 75% complete.
- D. A petition for street dedication from all property owners or developer.
- E. Developer or property owners must dedicate a free and clear right-of-way.

4.5.4 Application Requirements

Any developer desiring to construct a new subdivision road, to be designated as a Town Street, must submit the following information to the Town Planning Director for evaluation:

- A. Two complete subdivision construction plats, including any future expansion plans

- B. Horizontal alignment indicating general curve data on site plan
- C. Typical Road Way Section
- D. Vicinity Map
- E. Four (4) copies of the recorded plat
- F. Drainage facilities to be reviewed by the Public Works Director.
- G. If the new subdivision road will connect to a state road, a permit authorizing construction on the state right-of-way must be obtained from the Division of Highways before construction begins.

4.5.5 Streets that do not qualify for Town Street System

A. Streets that do not qualify for admittance into the Town Street System will be eligible for some minor street maintenance and repair provided by the Town on a case-by-case basis. Those requesting assistance must do so in writing.

B. All requests must include:

- 1. Street name
- 2. Street location
- 3. Number of homes/lots that the street services
- 4. Specific service request.

C. Assistance applications will be accepted twice a year. Assistance applications and deadline schedule will be held in the Town Clerk's Office. A project review committee will prioritize projects. Projects will be completed as funding allows.

4.5.6 Street Classification Definitions

A. Residential Collector Street is a street or a section of a road which:

- 1. Provides direct or indirect access from the entrance of the subdivision inward to twenty (20) or more existing or proposed residential lots and/or dwelling units and is designed to be the main travel path for the residential access. In calculating residential density, dwelling units having driveway access on the subject road and dwelling units on side roads which feed the subject residential collector road shall be counted.
- 2. Is designed to serve, or has the potential to serve in a future phase, property in the same ownership of the applicant that, if developed, will meet the 20 dwelling-unit standard.

- 1 3. Connects proposed developments with existing developments where the
2 aggregate sum of dwelling units in both developments is 20 or more.
- 3 4. Serves a nonresidential facility located within a residential development, such as a
4 frequently used recreation area, club house, golf course, public utility site, and the
5 like. (NOTE: See Table 4-1, "Collector" column)
- 6 B. Local Residential Street is a street or group of streets which abuts less than 20
7 residential lots or serves less than 20 existing or proposed residential dwelling units
8 and does not connect thoroughfares. (NOTE: See Table 4-1, "Local" column)
- 9 C. Limited Residential Street is a street which abuts no more than three (3) residential
10 lots, each containing or to contain no more than one (1) existing or proposed
11 residential dwelling unit and its associated driveway and which does not connect
12 thoroughfares. (Note: See Table 4-1, "Limited" column) Not eligible for Town Street
13 Maintenance.

14 15 **4.5.7 Minimum Street Design and Construction Standards**

- 16 A. If not specifically listed in Table 4-1 below or elsewhere in this Article, design and
17 subsequent construction of streets shall be reviewed by the Planning Board based on
18 the standards and requirements of the NCDOT and with the local NCDOT District
19 Engineer policy modifications.
- 20 B. Deviations from the Minimum Street Design & Construction Standards may be
21 granted by the Town Board of Aldermen on an individual basis. The Board shall
22 consider several different factors before issuing a deviation such as but not limited to;
23 the developer's attempt to minimize environmental damage, lot specific topographic
24 challenges, average daily vehicle counts, recommendations from public safety
25 officials, and the Planning Board. Deviations granted by the Town Board of Aldermen
26 may impact the street's/subdivision's eligibility in the Town Street Maintenance
27 System. All deviations granted by the Board must appear on the Final Plat.

28 **C. Table 4-1: Minimum Street Design & Construction Standards (and footnotes)**

- 29 (1) One Way Roads are not eligible for Town Street System Maintenance
- 30 (2) "T" or "Y" Turnarounds may be approved by the Town Planning Board on an individual
31 basis. If using a "Y" or "T," 1 extension extending at least 25 feet and the other extending
32 a minimum of 50 feet and a maximum of 100 feet which will allow a vehicle with a wheel
33 base of at least 25 feet to complete a turning movement with a maximum of 1 backing
34 movement, may be considered.
- 35 (3) Turn outs shall be required be required per three hundred (300) linear street length.

Road Classification			
Item	Collector	Local	Limited
Number of dwelling units served	20 +	4 to 19	2-3
Right-of-way width			
Roads	40 feet	35 feet	30 feet
Sight distance for intersections	100 feet	50 feet	50 feet
Maximum grade: Measured at Fifty (50) Feet Intervals (1)			
Paved surface	18%	18%	18%
Design Standards (1)			
Minimum travelway width (2 way road)	18 feet	16 feet	12 feet(3)
Minimum travelway width (1 way road)	12 feet (1)	12 feet (1)	12 feet (1)
Shoulder width (each side, 2 way road)	3 feet	3 feet	2 feet
Shoulder width (each side, 1 way road)	2 feet (1)	2 feet (1)	2 feet (1)
Cul-de-Sac (radius)	30 feet	30 feet (2)	N/A
Vertical Clearance	15 feet	15 feet	15 feet
Sight distance for intersections	100 feet	50 feet	50 feet
Road Intersection Angles	75-90°	75-90°	75-90°
Design Speed	20 mph	15 mph	5 mph
Street Construction Standards			
Subgrades pre-base	95% compaction	95% compaction	95% compaction
Stone base (ABC) compacted	8 inches	8 inches	8 inches
Subgrades pre-pavement	100% compaction	100% compaction	100% compaction
Asphalt	1.5 inches of I-2 or 2 inches of BST	1.5 inches of I-2 or 2 inches of BST	1.5 inches of I-2 or 2 inches of BST
Concrete	5 inches	5 inches	5 inches
Cut Slope	1:1	1:1	1:1
Fill slope	1 ½ : 1	1 ½ : 1	1 ½ : 1
Ditch slope	4 to 1	3 to 1	3 to 1
ABC: Aggregate Base Course; I-2 Asphalt; BST - Bituminous surface treatment (tar and gravel)			

1 D. Road drainage and culverts

- 2 1. All road or drainage structures shall be constructed in accordance with state road
3 standards. Road drainage side ditches shall be constructed with sufficient depth
4 and width to carry the expected volume of storm water runoff. Where the road
5 crosses streams or minor watercourses, culverts shall be designed and installed in
6 accordance with state road standards. Development plans shall show all the
7 drainage culvert locations, as well as the length, diameter and type of culvert. The
8 road should be built so that water will drain from the road surface into side ditches.
- 9 2. All development plans shall show the general drainage patterns of all areas of the
10 subdivision. Where the drainage of the subdivision does not follow the natural
11 drainage of the property, the applicant shall design the new drainage systems,
12 including swales, ditches, pipes, culverts, detention ponds, lakes or similar
13 devices, to minimize any adverse effect on the proposed subdivision and on
14 adjacent and downstream properties. Stormwater drainage improvements shall be
15 designed and constructed to minimize erosion and downstream sedimentation, to
16 follow natural drainage where possible, to minimize flooding or standing water
17 conditions, to maintain desirable groundwater conditions and to avoid excessive
18 storm water discharge. Points of storm water discharge shall be within the site
19 unless otherwise approved by the Planning Board and adjoining property owners.
- 20 3. All roads, bridges and major culverts shall be designed according to state road
21 standards.
- 22 4. An easement shall be reserved on-site by the applicant, or otherwise provided,
23 conforming with the lines of any drainage way into which natural runoff has been
24 diverted. Drainage improvements, where applicable, shall be designed in
25 accordance with state road standards.

26 E. Road materials and compaction

27 All roads must be constructed with suitable stone and compacted properly. Used
28 asphalt is unacceptable as a base course. The subbase must be of suitable soil
29 capable of supporting the road above. All soil subgrades must meet 95 percent
30 compaction prior to the placement of base material. All ABC base must meet 100
31 percent compaction prior to the placement of pavement. Documents to support
32 compaction tests, from an independent testing authority shall be submitted upon
33 request. Compaction tests must be of sufficient number to accurately reflect the
34 project length. Minimum of one (1) test per 0.1 mile, randomly selected.

35 F. Grades

36 Because of the difficulty of operating vehicles on steep grades and the high potential
37 for erosion, where possible, roads should be constructed along the contour of the
38 land. No paved road collector, local or limited road may exceed 18% grade. A
39 professional engineer or professional land surveyor shall certify on the Final Plat that

no portion of the road(s) have grades that exceed maximum allowable grade as defined herein or submit a final as-built graded center line profile showing grade and alignment for all roads.

G. Shoulder Stabilization

All areas disturbed by the construction of a private and/or a public road, including cut and fill slopes, shoulders and ditch banks, shall be seeded in permanent vegetation to stabilize the soil and prevent erosion. Seeding should be done as soon as feasible after road construction.

H. Curve Radius

Where practical, roads shall be centered in the road right-of-way. The minimum curve radius (the distance measured from the centerline of the road to a fixed point inside the curve) shall be no less than 90 feet except as provided below. The right-of-way must include sufficient width for the travel-way and the necessary shoulders, ditches and slopes. Where the existing cross slope on private limited local residential subdivision roads or private local residential subdivision roads is 15% or greater, a minimum centerline radius of 60 feet shall be permitted. Where the existing cross slope on private residential collector roads is 15% or greater, a minimum centerline radius of 80 feet shall be permitted. Curve radii must be noted on development plans.

I. Intersections

The proposed intersection of all roads should conform to the corresponding design standards. Adequate sight distances along the proposed roads shall be provided by choosing a good location for the right-of-way and clearing sight triangles when building the road. When connecting roads, the minimum sight distance is 70 feet along the existing road right-of-way and 10 feet along the new road right-of-way. The intersection of roads must provide an adequate place for vehicles to stop before entering the road. Roads must have an apron design at proposed intersections in order to permit a vehicle to enter when another vehicle is waiting to turn.

J. Dead ends, cul-de-sacs, and turnarounds

Loop roads should be encouraged where possible in lieu of cul-de-sac. The Planning Board shall require the installation of a temporary turnaround at the end of a phased project. The required turnaround on a dead-end road shall have a roadway radius of not less than 30 feet. Stub roads shall be designed in locations which will permit the future extension of subdivision roads.

K. Bridges

No bridge will be eligible for Town Street System Maintenance. If bridges in residential subdivisions are proposed, the applicant must submit a copy of bridge plans showing certification from a registered professional engineer indicating that the bridge plans meet state road standards for public road bridges for drainage, hydraulics and minimum live load. The proposed bridges must have a vertical clearance of at least thirteen and one-half (13.5) feet. The travel-way width across the proposed bridge must not be less twelve feet. If the travel-way of a bridge is less than 18 feet wide and the bridge is proposed to accommodate two way traffic, a paved turnout shall be provided on each end of the proposed bridge to provide space for at least 1 vehicle to safely pull over and allow an oncoming vehicle to traverse the bridge. However, prior to Final Plat approval or release of any improvement guarantee, however, the applicant must submit a copy of an as-built drawing of the bridge with certification from a registered professional engineer that the bridge meets the standards required in this subsection.

L. Street Lighting

Street lighting, if so desired by the developer, shall be provided, installed and maintained at the developer's expense throughout the subdivision. Due to safety concerns in some cases, upon the approval of the Town of Maggie Valley Public Works Director, the Town of Maggie Valley may assume the operation costs for these street lights.

M. Street Names

Proposed road names for a private and/or a public road shall be pre-approved by Haywood County in accordance with the Haywood County Property Address Ordinance. Proposed roads which are obviously in alignment with other roads already existing and named shall bear the names of the existing roads. In no case shall names for proposed roads duplicate or be phonetically similar to existing road names in Haywood County, irrespective of the use of the suffix (i.e., road, avenue, boulevard, drive, place, court and the like). Road names shall not exceed 15 characters, including spaces, but not including prefixes and suffixes. For mapping purposes, short roads should have correspondingly short road names.

N. Road Name Signs & Regulatory Signs

Each subdivision shall provide road name signs and regulatory signs (speed limit signs, stop signs, and the like) in accordance with the Haywood County Property

1 Address Ordinance and with applicable federal, state and local laws, rules and
2 regulations.

3 O. Subdivision Name & Signage

4 All major subdivisions may provide for, at the primary entrance, a subdivision name
5 sign to conform to Town of Maggie Valley sign standards. The signs should be
6 located in dedicated sign easements, which must be shown on the Final Plat. The
7 name of a subdivision shall not duplicate a name that is identical to or phonetically
8 similar to any other subdivision or named community in Haywood County.

10 **4.6 Utility Standards**

11 **4.6.1 Easements**

12 A. An easement not less than 20 feet wide, extending 10 feet on each side of the
13 common rear lot line, side yard lot line(s) or in other locations, such as front yard
14 lines, where necessary, shall be provided to accommodate for existing or future:
15 Service poles, Underground electric and communication lines, Public utilities,
16 Conduits, Drainage facilities, and Water and Sewer lines

17
18 B. No building, or other permanent construction, shall be erected in any easement
19 required under this Ordinance. Where the property to be subdivided is traversed by a
20 perennial stream, there shall be provided a storm water easement and natural
21 vegetation buffer extending 25 feet from the top of the bank.

23 **4.6.2 Public Water and Public Sewer Systems**

24 A. All new subdivisions that wish to connect to the Town of Maggie Valley Sanitary
25 Sewer System and/or wish to connect to the Maggie Valley Sanitary District (water)
26 shall, as part of the Preliminary Plat approval process, submit a letter stating that that
27 the proposed subdivision has access to each utilities service and that each utility has
28 adequate capacity to meet the demands of the proposed subdivision.

29 B. In order to receive Construction Plat approval the developer must receive the
30 necessary state approval permits for each utility. These permits must be part of the
31 Construction Plat application packet.

32 C. Installation of water and sewer utilities must be certified and approved prior to Final
33 Plat approval. However, Final Plat approval, prior to certified utility installation may
34 occur if the developer wishes to financially guarantee the installation of the systems.
35 Submission of the Final Plat shall be accompanied by written approval of plans for
36 the systems from appropriate state and/or local agencies.

4.6.3 Public Sewer Construction

A public utility contractor licensed in the State of North Carolina shall perform all construction. Prior to construction, there will be a pre-construction conference that includes the design engineer, the contractor, and the Town of Maggie Valley Public Works Director. No construction shall take place until all federal, state, local permits have been obtained. All construction activities must strictly adhere to the Town of Maggie Valley Sewer Use and Extension Policy.

4.6.4 Private Water Systems

Due to topographic and geographic constraints some areas within the Town's Planning Jurisdiction may not have access to public water. Areas that do have access to public water are required to connect. Lands outside of the public water service area that are deemed non-feasible for connection by the Maggie Valley Sanitary District Manager, may install a private or community water system. However, subdivisions without public water must receive Town Board of Aldermen approval before connecting to the Town's sanitary sewer system.

4.6.5 Private Sewer Systems

- A. Due to topographic and geographic constraints some areas within the Town's Planning Jurisdiction may not have access to public sanitary sewer. Lands outside of the public sewer service area that are deemed non-feasible for connection by the Town of Maggie Valley Public Works Director, may be allowed to use an on-site sewage disposal system at the ratio of one (1) system per each connection.
- B. To receive Construction Plat approval, the developer must submit a letter from the Haywood County Health Department stating they have an approved septic system for each proposed lot.
- C. Private sewage treatment plants (i.e. package plants) will not be considered.

4.6.6 Storm Water Drainage

Plans shall be contained within the Construction Plat application package and shall be prepared by a Licensed Landscape Architect, Professional Engineer or Registered Land Surveyor and be accompanied by evidence satisfactory to the Planning Board as to the proposed method of providing for storm water drainage. It shall be the responsibility of the sub-divider to provide a drainage system which meets the following objectives:

- A. Provides for adequate drainage from all roads, parking lots, and other developed areas;

- 1 B. Provides a suitable building area on each lot intended for building development which
2 is safe from inundation, erosion, or subsidence;
- 3 C. Prevents both the unnecessary impoundment of natural drainage ways and the
4 creation of areas of standing water;
- 5 D. Insures that existing drainage ways serving adjacent properties are maintained; or if
6 necessary, rerouted but still function;
- 7 E. Prevents inundation of surface water into sanitary sewer systems; and
- 8 F. Protects existing roads, driveways, utilities and other types of development from
9 damages caused by improper drainage control. The design of said system shall be
10 subject to approval of the Town of Maggie Valley Public Works Director and the
11 installation of said system shall be required prior to Final Plat approval pursuant to
12 Article 3 of this Ordinance.
- 13 G. Easements for all drainage ways shall be provided as required by Section 4.5.1.
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16 **4.8 Sedimentation Control**

17 In order to prevent soil erosion and sedimentation pollution of streams, springs, flat
18 water bodies, and other drainage networks, the sub-divider shall show proof of an
19 erosion and sediment control plan in conformity with the Rules and Regulations for
20 Erosion and Sediment Control as adopted by the North Carolina Sedimentation Control
21 Commission, April, 1974, and as amended.
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25 **4.9 Surveying and Placement of Monuments**

26 "The Manual of Practice for Land Surveying", as adopted by the N.C. Board of
27 Registration for Professional Engineers and Land Surveyors, under provisions of
28 Chapter 89 of the North Carolina Statutes, shall apply when conducting surveys.
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